

**PERFORMANCE REVIEW
BASED ON 266 CMR 2008**

This document is intended to give an opportunity to review the Home Inspector and his/her report to ensure they comply with the minimum standards of 266 CMR as of June 1, 2008. It can also give a home inspection client an opportunity to check their home inspection report for compliance. In effect this document becomes a tool that can be used by anyone concerned regarding the performance of a Home Inspector.

The right hand column is provided for checking off items found in the home inspection report, and writing down the page and/or section where the item was found in the report being reviewed.

Due to the type of house inspected, some items may not be applicable; therefore N/A should be written in the comment column. Where the comment column is blank, please indicate the page and/or section where the information was found in the report. When the information is not found, indicate with N/F.

At the end of this review no blank spaces should be left in the comment column. Hopefully there are no N/F's in the comment column and all questions were answered.

You should be able to answer the following questions by reviewing the home inspection report.

6.03:(1) General Requirements		
	Was the:	
(c)4	Inspector's name (and Trainee's name if applicable) recorded in the report?	
(c)5	client's name recorded in the report?	
(c)5	address inspected recorded in the report?	
(c)6	on-site inspection start and finish times recorded in the report?	
(c)7	weather condition at the time of inspection recorded in the report?	
(c)8	Was the existence of obstructions and/or conditions that prevented the inspection of the installed systems and components recorded in the report?	
6.04:(1) System: Roofing		
	Was the type of:	
(b)1	roof covering material/s identified?	
(b)2	roof drainage system (gutters and downspouts) identified?	
(b)3	chimney material/s identified?	
(b)4	Were the method/s used to observe the roofing identified?	
(c)1	Were any signs of previous and/or active leaks reported on?	
	Was the condition of the:	
(c)2	roof covering/s reported on?	
(c)2	exposed roof drainage system/s reported on?	
(c)2	exposed flashings reported on?	
(c)2	skylight/s reported on?	
(c)2	exterior of chimney/s reported on?	
(c)2	roof penetration/s reported on?	

6.04:(2)	System: Exterior	
	Was the type of:	
(b)1	wall cladding material/s identified?	
(b)2	deck material/s identified?	
(b)2	porch material/s identified?	
	Was the condition of the:	
(c)1	wall cladding reported on?	
(c)2	entryway doors reported on?	
(c)2	windows reported on?	
(c)3	deck/s reported on?	
(c)3	porch/s reported on?	
(c)3	balcony/s reported on?	
(c)3	stoops/landings reported on?	
(c)3	steps reported on?	
(c)3	areaways/window wells reported on?	
(c)3	hand and guard railings reported on?	
(c)4	exposed trims reported on?	
(c)5	flashings reported on?	
(c)6	walkway/s with respect to its effect on the condition of the dwelling and the ability to provide safe egress reported on?	
(c)6	retaining wall/s with respect to its effect on the condition of the dwelling and the ability to provide safe egress reported on?	
(c)7	vegetation, grading, and site drainage with respect to their effect on the condition of dwelling reported on?	
(d)4	Was it reported on whether or not any garage door operator will automatically reverse or stop when meeting resistance during closing?	

6.04:(3)	System: Structural Components	
(a) Basement:		
	Was the type of exposed:	
2a	basement foundation material/s identified?	
2b	basement floor system identified?	
	basement superstructure system:	
2c	girder/s identified?	
2c	sills identified?	
2c	floor joists identified?	
2c	sub floor identified?	
2d	basement columns and posts material/s identified?	
	Was the condition of the exposed:	
3a	foundation reported on?	
3b	basement floor system reported on?	
	superstructure system:	
3c	girder/s reported on?	
3c	sills reported on?	
3c	floor joists reported on?	
3c	sub floor reported on?	
3d	columns and posts reported on?	
4c	Were any obstructions, unsafe access, dangerous or adverse situations that prevented inspection of basement noted?	
4d	Were signs of previous and/or active water penetration into basement noted?	
	Was the presence of a:	
4d	sump pump/s noted?	
4d	dehumidifier/s noted?	

6.04:(3) System: Structural Components		
(a) Under Floor Crawl Space/s:		
	Was the type of exposed:	
2a	under floor crawl space foundation identified?	
2b	under floor crawl space floor identified?	
	superstructure system:	
2c	girder/s identified?	
2c	sills identified?	
2c	floor joists identified?	
2c	sub floor identified?	
2d	under floor crawl space columns and posts material/s identified?	
	Was the condition of the exposed:	
3a	foundation reported on?	
3b	under floor crawl space floor system reported on?	
	superstructure system:	
3c	girder/s reported on?	
3c	sills reported on?	
3c	floor joists reported on?	
3c	sub floor reported on?	
3d	columns and posts reported on?	
4b	Was the method/s used to observe under floor crawl space/s noted?	
4c	Were any obstructions, unsafe access, dangerous or adverse situations that prevented inspection of under floor crawl space noted?	
4d	Were signs of previous and/or active water penetration into the under floor crawl space/s noted?	
	Was the presence of a:	
4d	sump pump/s noted?	
4d	dehumidifier/s noted?	
6.04:(3) System: Structural Components		
(b) Attic Space:		
	Was the type of the:	
2a	framing identified?	
2b	roof sheathing identified?	
2c	Was the method/s used to observe attic/s identified?	
3a	Was the presence and/or lack of flooring noted?	
	Was the condition of the exposed:	
3b.I	roof framing reported on?	
3b.II	roof sheathing materials reported on?	
	Was the presence of:	
4b	a light fixture noted?	
4c	collar ties and/or tie beams noted?	
3a	Were any obstructions, unsafe access, dangerous or adverse situations that prevented inspection of attic noted?	
(3)(a)4d	Were signs of previous and/or active water penetration into the attic noted?	

6.04:(4)	System: Electrical	
	Was the type of:	
(b)1	service entrance (overhead or underground, cable or conduit, other) identified?	
(b)2	service entrance conductor material/s identified?	
(b)2	feeder conductor material/s identified?	
(b)2	branch-circuit conductor material/s identified?	
(b)3	interior wiring identified?	
	Was the location of the:	
(b)4	main service disconnect/distribution panel identified?	
(b)4	sub panel/s identified?	
(b)5	Was the ampacity (size) of the main service disconnect identified?	
(b)5	Was the voltage of the main service disconnect identified?	
(b)6	Were any of the overcurrent devices that are in the off position identified?	
	Was the condition of the:	
(c)1	electrical service equipment including the service and distribution panel/s reported on?	
(c)2	exterior and interior electrical receptacles, polarity, grounding and ground fault protection issues, if any, reported on?	
(c)4	exposed interior wiring reported on?	
(c)5	Were conditions and/or obstructions that prevented the inspection of electrical systems reported on?	
(d)2a	Was the reason/s for not removing any panel covers noted?	
2b	Was the location of the service and distribution panels noted?	
2c	Was the presence of aluminum wiring noted?	
	Was it noted if the:	
2c.I	exposed aluminum conductor terminations are coated with a termination compound?	
2c.II	overcurrent devices are identified for use with aluminum wire?	
2d	electrical system is attached to both the city and dwelling side of the water piping and/or a ground rod?	
2e	water piping is not bonded to the electrical system within the five feet of its entry into the basement?	
2f	neutral and equipment-ground terminals bars are bonded to the panel enclosures?	
2g	overcurrent devices and the size of the protected conductor are compatible?	
2h	readily accessible ground-fault and arc fault protected receptacles, if any, functioned (as determined by the required testing)?	
2i	Was the existence of ground fault protection devices in/on all bathroom/s, kitchen countertop, exterior, unfinished basement, laundry and undedicated attached garage receptacles noted?	

6.04:(5)	System: Plumbing	
	Were the types of:	
(b)1	water (supply) distribution piping material/s identified?	
(b)2	drain, waste and vent (DWV) piping material/s identified?	
	Was the condition of:	
(b)1	water (supply) distribution piping material/s reported on?	
(b)2	drain, waste and vent (DWV) piping material/s reported on?	
(b)3	Was the type of water heating equipment identified?	
(b)3	Was the nameplate capacity of the water heating equipment identified?	
(b)4	Was the location of the main shut off valve identified?	
	Was the condition of the:	
(c)1	water heater reported on?	
(c)2	exposed flue piping reported on?	
(c)3	waste (DWV) distribution system reported on?	
(c)3	water (supply) distribution system reported on?	
(c)2	Was the existence of thimble/s in the chimney reported on?	
	Was the presence of a:	
(d)2a	pressure/temperature valve at water heater noted?	
(d)2a	vacuum relief valve at water heater noted?	
	Was the existence of:	
(d)2b	cross connections noted?	
(d)2c	visible leaks noted?	
(d)2d	Were any conditions and/or obstructions that prevented the inspection of plumbing systems noted?	
6.04:(6)	System: Heating	
	Was the type of:	
(b)1	energy source identified?	
(b)2	heating equipment identified?	
(b)3a	distribution system piping identified?	
(b)3b	distribution system ductwork identified?	
	Was the condition of the:	
(c)1	heating equipment reported on?	
(c)2	distribution system reported on?	
(c)3	exposed flue piping reported on?	
(c)4	fireplace hearth/s reported on?	
(c)5	fireplace damper/s reported on?	
(c)3	Was the existence of a thimble/s in the chimney reported on?	
(d)1a	Was the absence of an installed heat source in habitable rooms, including kitchen and bathrooms noted?	
(d)1b	Was the existence of insulation noted?	
(d)1c	Was the presence of exposed flues, being utilized by other appliances, in the smoke chamber noted?	
(d)1d	Was the operation (only) of fireplace damper/s noted?	
(d)1e	Was the existence of abandoned oil tanks noted?	
(d)1f	Was any observed evidence of underground oil tanks noted?	
(d)2	Was the operating condition of the heating equipment, using normal operating controls, reported on?	

6.04:(7)	System: Central Air Conditioning	
(b)	Was the type of ductwork distribution system identified?	
	Was the condition of the:	
(c)1	distribution system reported on?	
(c)2	insulation on the exposed supply ductwork reported on?	
(c)3	condenser unit reported on?	
(c)3	air-handling unit reported on?	
(d)3a	Was it noted whether or not the cold gas line is insulated?	
(d)3b	Was it noted whether there is a service receptacle and a visible service disconnect switch in the area of the condenser and air handling equipment?	
6.04:(8)	System: General Interior Conditions	
	Was the type of exposed:	
(b)1	floor material/s identified?	
(b)2	wall material/s identified?	
(b)3	ceiling material/s identified?	
	Was the condition of the:	
(c)1	floors reported on?	
(c)2	walls reported on?	
(c)3	ceilings reported on?	
(c)4	condition of the interior stairs, hand and guard railings reported on?	
(c)6	interior doors reported on?	
(c)7	windows reported on?	
(c)5	Were signs of water penetration reported on?	
6.04:(9)	System: Insulation and Ventilation	
(b)1	Was the type of ventilation in the attic space/s identified?	
(b)2	Was the existence and/or absence of bathroom ventilation other than a window/s identified?	
(c)1	Was the condition of insulation in unfinished spaces reported on?	
	Was the ventilation of:	
(c)2	attic space/s reported on?	
(c)2	under floor crawl space/s reported on?	
(c)3	Were bathroom/s venting system/s reported on?	
(d)1	Was the absence of insulation in unfinished space/s at conditioned surfaces noted?	
(d)2	Was the absence of ventilation of an under floor crawl space/s noted?	

You must have been present at the home inspection to answer the following questions.

		Home Inspector's Answers		Client's Answers	
6.03:	General Requirements				
(1)(a)	Was a written contract provided?	Yes	No	Yes	No
(1)(a)	Was the client provided with an original copy of contract?	Yes	No	Yes	No
(1)(c)	Was a confidential written report provided to the client only?	Yes	No	Yes	No
(1)(c)	Was a copy of the report given to anyone else without the client's permission? If yes, who?	Yes	No	Yes	No
(1)(c)9	Did the Home Inspector notify you in writing (either by embedding in the report or with a separate list) that the answers to the following questions should have been ascertained from the seller and are relevant to the purchase of a house and may not be readily observable through inspection? <ul style="list-style-type: none"> Does the dwelling have a history of seepage, dampness, and/or water penetration into the basement and/or under floor crawl space? If so, please explain. Has a sump pump ever been installed or used in the basement/under floor crawl space? Do you use any type of dehumidification in any part of the dwelling? Are you aware of any mold and/or air quality issues in the dwelling? Is the dwelling on private sewage system? If the waste system is private, has a Title V inspection been completed, and is the completed Title V report available for review? Has the dwelling ever been inspected and/or treated for insect infestation? If so, when and what were the chemical/s used? Has the dwelling ever been tested for radon gas and/or lead paint? If so, when and what were the results? Has the dwelling ever been inspected by an Inspector? If so, when and were any problems noted? Is a copy of the inspection report available? Is the Seller/Seller's Representative aware of any structural, mechanical, electrical, or other material defects that may exist on the property? Has there ever been a fire in the dwelling? If so, when and what areas were involved? What chemical cleaners, if any, were used for cleanup? Has there ever been a hazardous waste spill on the property? Is there an underground storage tank on the property? 	Yes	No	Yes	No
(c)10	Was a copy of 266 CMR 2.00: Definitions and 6.00: Standards of Practice provided to the client?	Yes	No	Yes	No
6.04:	Scope of the Home Inspection				
(2)	System: Exterior				
(d)1	Did the Home Inspector probe exterior components where deterioration was suspected?	Yes	No	Yes	No
(d)2	Were all entry doors and a representative number of windows operated?	Yes	No	Yes	No
(d)3	Was the garage door/s operated?	Yes	No	Yes	No

(3)	System: Structural Components				
(a)4a	Did the Home Inspector probe exposed readily accessible structural components where deterioration was suspected?	Yes	No	Yes	No
(b)4a					
(a)5c	Did the Home Inspector enter readily accessible under floor crawl space/s?	Yes	No	Yes	No
(b)5a	Did the Home Inspector enter readily accessible attic space/s?	Yes	No	Yes	No
(4)	System: Electrical				
	Did the Home Inspector test the:				
(d)1a	polarity and grounding of a representative sample of readily accessible two and three-prong receptacles throughout the dwelling?	Yes	No	Yes	No
(d)1b	polarity and grounding of all un-dedicated bathroom and kitchen countertop receptacles?	Yes	No	Yes	No
(d)1c	polarity and grounding of all readily accessible, non-dedicated receptacles and check to see if they are ground fault protected:				
	in attached garage?	Yes	No	Yes	No
	on exterior of inspected structures?	Yes	No	Yes	No
	in unfinished basement?	Yes	No	Yes	No
(d)1d	operation all readily accessible ground fault circuit interrupters?	Yes	No	Yes	No
(d)1e	operation all readily accessible arc fault current interrupters?	Yes	No	Yes	No
(d)1f	all bathroom/s and kitchen countertop receptacles to see if they are ground fault protected?	Yes	No	Yes	No
(5)	System: Plumbing				
(d)1	Did the Home Inspector operate all plumbing fixtures, where practical, including their faucets, if readily accessible?	Yes	No	Yes	No
(6)	System: Heating				
(d)2	Did the Home Inspector operate the heating system using normal operating controls?	Yes	No	Yes	No
(d)3	Did the Home Inspector open readily accessible and operable access panels provided by the manufacturer or installer for routine homeowner maintenance?	Yes	No	Yes	No
(7)	System: Central Air Conditioning				
(d)1	Did the Home Inspector operate the central air conditioning system using normal operating controls? (weather permitting)	Yes	No	Yes	No
(d)2	Did the Home Inspector open readily accessible and operable access panels provided by the manufacturer or installer for routine homeowner maintenance?	Yes	No	Yes	No
(8)	System: General Interior Conditions				
(d)	Did the Home Inspector operate a representative number of:				
	doors?	Yes	No	Yes	No
	windows?	Yes	No	Yes	No
	cabinets?	Yes	No	Yes	No

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